

MAIDSTONE BOROUGH COUNCIL

PLANNING COMMITTEE

MINUTES OF THE MEETING HELD ON 16 JANUARY 2014

Present: Councillor Collins (Chairman) and Councillors Ash, Black, Butler, Cox, English, Harwood, Hogg, Moriarty, Nelson-Gracie, Paine, Paterson and Mrs Robertson

Also Present: Councillors Mrs Blackmore, McLoughlin, Munford and Newton

246. APOLOGIES FOR ABSENCE

It was noted that apologies for absence had been received from Councillors Chittenden and J A Wilson.

247. NOTIFICATION OF SUBSTITUTE MEMBERS

The following Substitute Members were noted:

Councillor Butler for Councillor J A Wilson
Councillor English for Councillor Chittenden

248. NOTIFICATION OF VISITING MEMBERS

Councillors Mrs Blackmore and McLoughlin indicated their wish to speak on the report of the Head of Planning and Development relating to application MA/13/0693.

Councillor Munford indicated his wish to speak on the report of the Head of Planning and Development relating to application MA/13/1149.

Councillor Newton indicated his wish to speak on the reports of the Head of Planning and Development relating to applications MA/13/0951, MA/13/1149 and MA/13/1523.

249. ITEMS WITHDRAWN FROM THE AGENDA

There were none.

250. URGENT ITEM

The Chairman stated that, in his opinion, the update report of the Head of Planning and Development should be taken an urgent item because it contained further information relating to the applications to be considered at the meeting.

251. DISCLOSURES BY MEMBERS AND OFFICERS

With regard to the report of the Head of Planning and Development relating to application MA/13/0693, the Chairman stated that he was a resident of the Parish of Marden and knew the applicant. However, he had no interest in the application, and intended to speak and vote when it was discussed.

With regard to the report of the Head of Planning and Development relating to application MA/13/0693, Councillor Nelson-Gracie stated that he knew the applicant and had participated in pre-application discussions. However, he had not spoken to the applicant for over a year, and intended to speak and vote when the application was discussed.

252. EXEMPT ITEMS

RESOLVED: That the items on the agenda be taken in public as proposed.

253. MINUTES OF THE MEETING HELD ON 9 JANUARY 2014

RESOLVED: That the Minutes of the meeting held 9 January 2014 be approved as a correct record and signed.

254. PRESENTATION OF PETITIONS

There were no petitions.

255. MA/13/1149 - OUTLINE APPLICATION FOR THE ERECTION OF UP TO 600 DWELLINGS WITH ASSOCIATED LOCAL CENTRE COMPRISING CONVENIENCE STORE (USE CLASS A1) (1,300SQM - 1,500SQM GROSS FLOOR AREA (GFA)), RETAIL/COMMERCIAL UNITS (USE CLASS A1, A2, A3, A5 AND/OR D1) (400SQM GFA) AND PUBLIC HOUSE (USE CLASS A4) (550SQM - 700SQM GFA); A TWO FORM ENTRY PRIMARY SCHOOL (WITH PRE-SCHOOL PROVISION AND A COMMUNITY FACILITY); PUBLIC OPEN SPACE; ALLOTMENTS; NATURE CONSERVATION AREA; AND LANDSCAPING, WITH ALL MATTERS RESERVED EXCEPT FOR THE FOLLOWING: MEANS OF VEHICULAR ACCESS TO THE SITE FROM SUTTON ROAD, AND THE SPINE ROAD WITHIN THE SITE; 170 DWELLINGS (PHASE 1) WITH ITS ASSOCIATED OPEN SPACE; DRAINAGE PROVISION, INCLUDING THE SURFACE WATER ATTENUATION FACILITY, STRATEGIC FOUL AND SURFACE WATER DRAINAGE INFRASTRUCTURE AND PUMPING STATION; EARTHWORKS, TO INCLUDE GROUND RE-MODELLING - LAND AT LANGLEY PARK, SUTTON ROAD, MAIDSTONE, KENT

All Members stated that they had been lobbied.

The Committee considered the report and the urgent update report of the Head of Planning and Development.

County Councillor Clark, an objector, Councillor Ellis of Boughton Monchelsea Parish Council (against), Mr Tarzey, for the applicant, and

Councillors Newton and Munford (Visiting Members) addressed the meeting.

RESOLVED: That consideration of this application be deferred to allow:

- (i) Further consideration of the draft Heads of Terms for a S106 legal agreement specifically to examine alternative sustainable transport options to mitigate the impact of the development on Sutton Road which are not tied to road widening; and
- (ii) Receipt of a suitable viability assessment to establish whether the development can achieve 40% affordable housing and Level 4 of the Code for Sustainable Homes in accordance with existing and emerging Local Plan policy.

Voting: 9 – For 4 – Against 0 - Abstentions

256. MA/13/0951 - FULL APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 186 DWELLINGS COMPRISING A MIXTURE OF 2, 3, 4 AND 5 BEDROOM PROPERTIES WITH ASSOCIATED PARKING, LANDSCAPING, AMENITY SPACE AND ENGINEERING WORKS - LAND NORTH OF SUTTON ROAD, OTHAM, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development.

County Councillor Clark, an objector, Councillor Bottle of Otham Parish Council (against), Mr Lander, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred to allow:

- (i) Further consideration of the draft Heads of Terms for a S106 legal agreement specifically to examine alternative sustainable transport options to mitigate the impact of the development on Sutton Road which are not tied to road widening;
- (ii) Receipt of a suitable viability assessment to establish whether the development can achieve 40% affordable housing and Level 4 of the Code for Sustainable Homes in accordance with existing and emerging Local Plan policy; and
- (iii) Negotiation of landscaping to retain as much as possible of the hedgerow and trees to the Sutton Road frontage and to secure provision of defensive planting along the interface between the site and Bicknor Wood.

Voting: 8 – For 4 – Against 1 – Abstention

257. MA/13/1523 - THE ERECTION OF 100 DWELLINGS TOGETHER WITH ASSOCIATED NEW ACCESS ROAD, CAR PARKING, LANDSCAPING AND OPEN SPACE - LAND WEST OF BICKNOR FARM COTTAGES, SUTTON ROAD, MAIDSTONE, KENT

The Committee considered the report and the urgent update report of the Head of Planning and Development.

County Councillor Clark, an objector, Ms Ashton, for the applicant, and Councillor Newton (Visiting Member) addressed the meeting.

RESOLVED: That consideration of this application be deferred to allow:

- (i) Further consideration of the draft Heads of Terms for a S106 legal agreement specifically to examine alternative sustainable transport options to mitigate the impact of the development on Sutton Road which are not tied to road widening; and
- (ii) Receipt of a suitable viability assessment to establish whether the development can achieve 40% affordable housing in accordance with existing Local Plan policy.

Voting: 6 – For 4 – Against 3 – Abstentions

258. MA/13/0693 - OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 144 DWELLINGS (USE CLASS C3), INCLUDING ALLOTMENTS, OPEN SPACES, INFRASTRUCTURE, LANDSCAPING, ACCESS AND ASSOCIATED WORKS WITH DETAILS OF ACCESS AND LAYOUT PROVIDED AT THIS STAGE - THE PARSONAGE, LAND EAST OF GOUDHURST ROAD, MARDEN, KENT

All Members stated that they had been lobbied.

The Committee considered the report and the urgent update report of the Head of Planning and Development.

Mr Witts, an objector, Councillor Mannington of Marden Parish Council (against), Mr Coleman, for the applicant, and Councillors Mrs Blackmore and McLoughlin (Visiting Members) addressed the meeting.

RESOLVED:

1. That subject to the prior completion of a S106 legal agreement in such terms as the Head of Legal Services may advise to secure the following:

The provision of a minimum of 40% affordable housing;

A contribution for the local NHS Commissioning Board of £248.38 per dwelling towards the improvement of services and facilities at Marden medical centre and Staplehurst medical centre;

A contribution for Kent County Council of £2,360.06 per applicable house and £590.24 per applicable flat towards primary school expansion;

A contribution for Kent County Council of £2,359.80 per applicable dwelling and £589.95 per applicable flat towards the extension of existing local secondary schools to cater for the additional demand for places as a result of this development;

A contribution for Kent County Council of £2,783.56 towards the provision of bookstock and services at the local library to meet the additional demand on the resource;

A contribution for Kent County Council of £4,134.06 towards new/expanded facilities and services for adult education centres and outreach community learning facilities in the area;

An Adult Social Services contribution of £2,296.22 for Kent County Council to be used towards provision of Telecare and the enhancement of local community facilities to ensure full DDA compliant access to clients;

The provision of additional cycle parking facilities at Marden Station;

Details of the provision and subsequent management of the open space (including play area), green and allotment areas within the site; and

A contribution of £700 per dwelling for Maidstone Borough Council Parks and Leisure to be used towards the upgrading of Marden Playing Fields,

the Head of Planning and Development be given delegated powers to grant outline permission subject to the conditions and informatives set out in the report as amended by the urgent update report.

2. That a development delivery steering committee formed of stakeholders including the developer, Maidstone Borough Council Officers, Marden Parish Council, the Marden Neighbourhood Plan Steering Group, Ward Members and Councillor Harwood should be established to monitor all aspects of the development.

Voting: 5 – For 3 – Against 5 – Abstentions

259. LONG MEETING

Prior to 10.30 p.m., during consideration of application MA/13/0693, the Committee considered whether to adjourn at 10.30 p.m. or to continue until 11.00 p.m. if necessary.

RESOLVED: That the meeting should continue until 11.00 p.m. if necessary.

260. APPEAL DECISIONS

The Committee considered the report of the Head of Planning and Development setting out details of appeal decisions received since the last meeting.

RESOLVED: That the report be noted, and that the Officers be congratulated on these results.

261. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that Chris Hawkins, Principal Planning Officer, would be leaving the Council to take up a new position elsewhere. On behalf of the Committee he wished to congratulate Mr Hawkins on his appointment and to thank him for his services to the Authority over the years.

262. DURATION OF MEETING

6.00 p.m. to 10.35 p.m.